VALUATION REPORT

Thodupuzha Service Co-operative Bank Ltd | Asset TDSB26P0001

Valuation Summary

Asset	**Cardamom estate - 3 acres at Thodupuzha**
Category	**Vacant Land - Agricultural Land**
Location	**Thodupuzha, Idukki**
Valuer	**Er. K. Radhakrishnan, Chartered Engineer (Govt. Approved Valuer)**
Date of Valuation	**10 Aug 2026**
Fair Market Value	**Rs. 2,06,98,000**
Realisable / Reserve Value	**Rs. 1,60,00,000**

Property Particulars

Land Area	**300 cents**
Built-up Area	**-**
Carpet Area	**-**
Bedrooms / Bathrooms	**-**
Floors / Year Built	**-**
Furnishing / Facing	**/ North**
Road Access	**PWD road frontage (20 ft)**
Survey No. / Village	**425/8 / Thodupuzha**
Taluk	**Idukki**
Title Deed No.	**1975/2015**

Valuer's Remarks

The undersigned has inspected the above asset on 10 Aug 2026 at the request of Thodupuzha Service Co-operative Bank Ltd. The valuation is arrived at on the basis of prevailing market rates in the locality, physical condition, age and marketability of the asset. The distress sale value has been considered for fixing the reserve price for the e-auction.

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